

VII. DESIGN GUIDELINES

Every discussion of development issues in the Hanover Pike Corridor touched upon in one form or another, the need to improve the quality of new development and to ensure compatibility with the rural landscape. The Baltimore County Master Plan 1989-2000 identifies the Pike itself as a scenic route and recommends its protection. The following design guidelines, if adopted by the Planning Board and County Council, will be used by County staff in the review of all proposals for new development in the Corridor Study Area.

(a) Scenic Views

General Guidelines

The rural landscape is a composite of different types of rural landscape views. These guidelines respect these differences while recognizing that the appreciation of rural landscapes is predominately guided by "the view from the roadside." When adopted, they will apply to all new commercial or residential development and specifically address significant views or vantage points. This includes land west of Hanover Pike and north of Mount Gilead Road, which is identified in the Master Plan as a particularly valued scenic area. The general guidelines which will apply to all forms of new development are:

- ☐ Minimize tree and vegetation removal. Clear selectively to open up or create filtered views of new development.
- ☐ Minimize grading to preserve the landforms that shape the landscape.
- ☐ Minimize the number of access roads and driveways intersecting the area. Where feasible, use shared driveways for individual lots.

- ☐ Use the narrowest road pavement section possible to ensure adequate public safety. Use shoulders and curbs appropriate to the character of the road. Maintain the existing vertical and horizontal road alignment when compatible with the intent of the design as approved by the Department of Public Works.

- ☐ Design and locate utilities, drainage structures, bridges, lighting, signs, fences, walls, and street furniture to have minimal visual impact on the surroundings.

- ☐ Design new structures to complement the site and surrounding community by repeating the scale, mass, materials, and details of existing buildings.

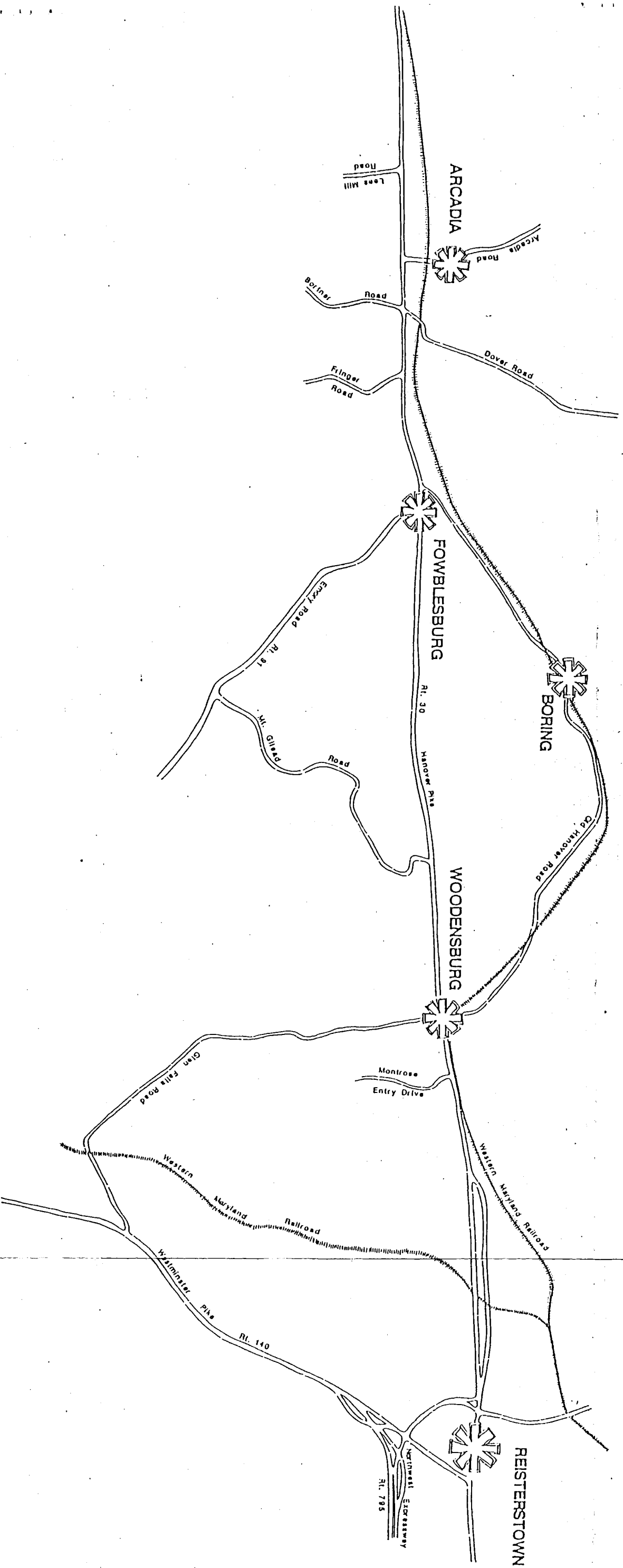
- ☐ Use indigenous species or ones commonly found in the area for landscaping with designs reinforcing the site's character, ecological significance, and environmental function.

- ☐ Complement existing vegetation with flowering or evergreen trees and shrubs, wildflowers, etc., for seasonal interest.

- ☐ Use vegetation to frame particularly attractive views.

- ☐ Create an interesting sequence of visual experiences with selective clearing and planting.

- ☐ Locate parking, service, and storage areas to the side or rear of buildings and screen them from the

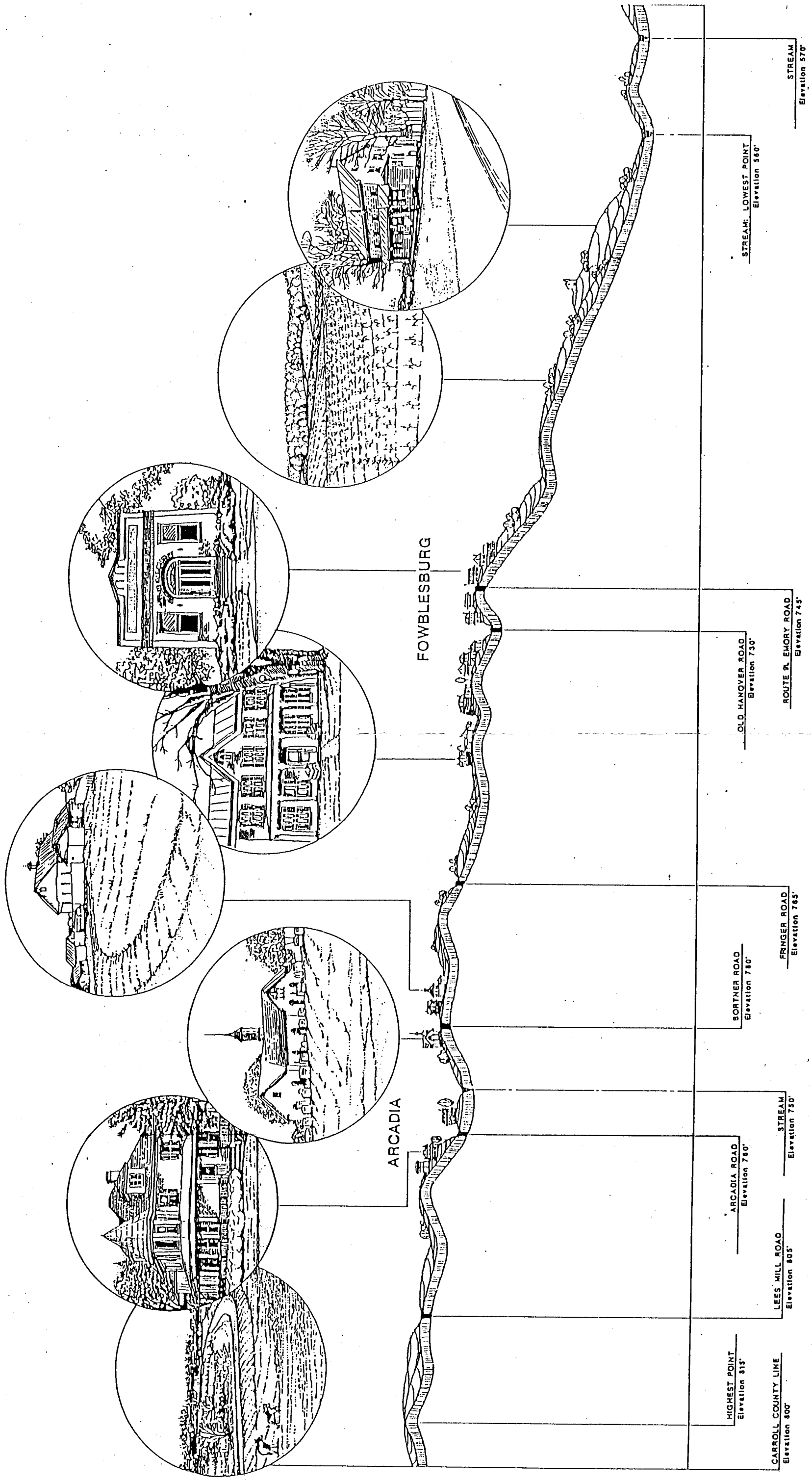


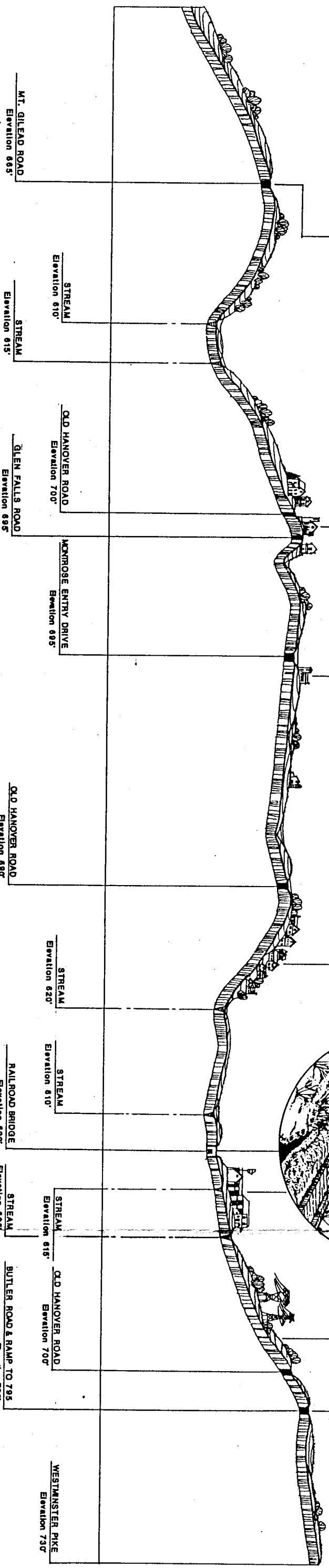
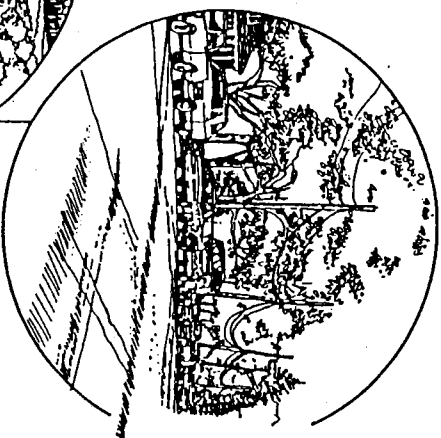
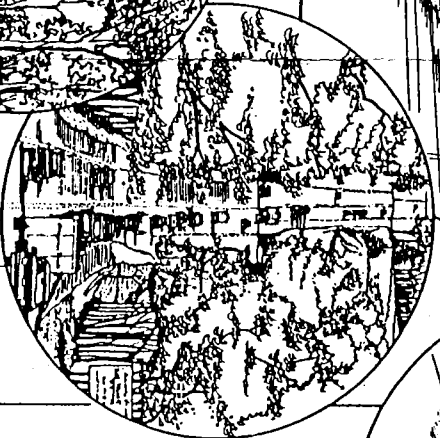
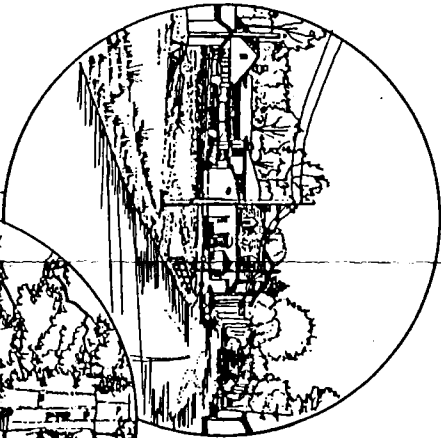
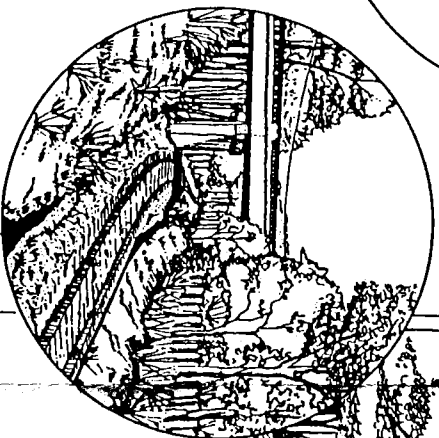
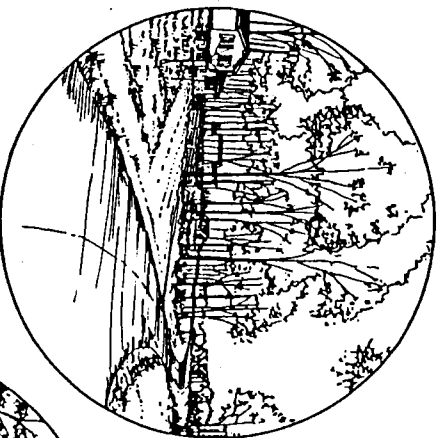
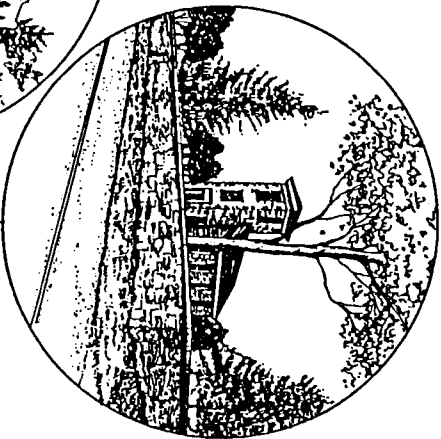
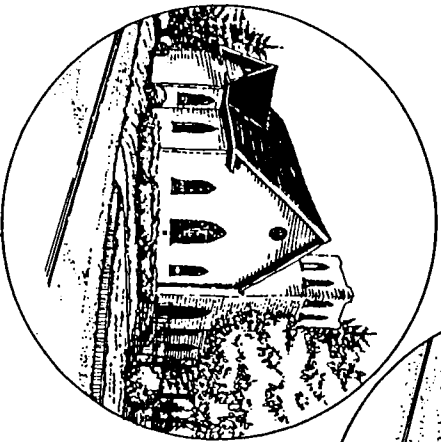
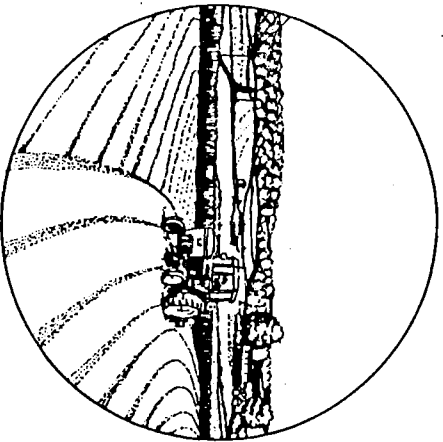
PLAN: HANOVER PIKE

HANOVER PIKE
CORRIDOR STUDY



BALTIMORE COUNTY OFFICE
OF PLANNING & ZONING





HANOVER PIKE CORRIDOR STUDY

SECTION: HANOVER PIKE



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Development Within or Adjacent to an Enclosed View

An enclosed view limits the rural landscape to the road itself making it the key scenic element of the landscape. Consequently, these design guidelines address those aspects of development which help contain the view.

Maintain a buffer area between the road and the development. The buffer should be wide enough to maintain the road's visual character with a minimum width of at least 30 feet from the right-of-way.

Supplement a wooded buffer with evergreen trees and shrubs planted on the interior side to screen new development.

If a scenic road is bordered by residential or historic buildings, the new development must be compatible with the existing development in the setbacks, height, scale, materials, and design of buildings; site materials and design; paving design, and landscaping which includes street trees.

Development Within or Adjacent to an Expansive View

An expansive view is a sweeping, panoramic view which extends beyond the road and may encompass pastures, croplands, etc.

Site new buildings behind natural screening or beyond primary views. Cluster development at the edges of fields and hedgerows or adjacent to existing buildings.

Locate development in relation to natural contours. Avoid placing structures on the tops of prominent ridges.

Use berms and vegetated buffers to screen distracting development from the scenic road.

Preserve the view of a foreground meadow, pasture, or cropland by nesting the development into the background. Maintain the foreground through a homeowner's association for use as an open space or community garden, or rent it to a neighboring farmer to continue an agricultural use.

Site new buildings in small groups to resemble existing development where a cluster of farm buildings comprise part of an expansive view. Maintain large open areas between the clusters to preserve the open character of the view.

Development Within or Adjacent to a Focused View

A focused view directs attention to a single landscape feature such as a farmhouse or stand of trees.

- ☐ Site new buildings beyond the angle of view.
- ☐ Retain vegetation to frame the focal point.
- ☐ Design new buildings to enhance the focal point.
- ☐ Screen incompatible new development from the primary view.

(b) Residential Development Guidelines

This section provides design guidelines for residential development that respects the general village character of the area. The four aspects of rural residential development covered here are site planning, open space, circulation, and building and landscaping.

Site Planning:

The villages in the study area are compact and small, with small, usually narrow lots, and this pattern should be followed for both infill and new subdivisions.

In addition to the guidelines for scenic views, the following site planning design guidelines should be followed:

- ☐ Lots along road fronts should be relatively narrow. Interior lots should locate dwellings away from open fields and the tops of ridges. Instead, site dwellings near the edges of fields and in wooded areas.
- ☐ Buildings should follow the predominant pattern of front yard setbacks.

Landscaping:

New development should comply with the Baltimore County Landscape Manual, the vegetation guidelines in the scenic routes section and the specific guidelines in this section.

New development should protect and preserve large healthy trees.

New development along Hanover Pike should provide street trees along the corridor. Sycamores, historically used in this area, are recommended.

Large ornamental front lawn trees should be planted. Maple trees are traditionally used in this region and are recommended.

Circulation:

Roads should be designed to minimize disruption caused by grading and construction. Road design is a critical element of good rural design and should enhance the scenic

qualities of Hanover Pike.

Roads should follow existing contours to reduce cutting and filling. Roads should not be built across open fields, and shared driveways are recommended.

Curbing is recommended only where necessary.

Building:

Houses are an integral part of the rural character of Hanover Pike, and new residences should respect existing structures.

While no specific architectural style or period predominates the area, the houses of Hanover Pike generally share an image of building elements that work together -- scale, massing, direction, roof shape, and materials.

Repeat the general "footprint" of neighboring housing. For example, suburban buildings with wide fronts and narrow sides should not be constructed in areas with buildings that have narrow fronts and deep sides.

Buildings should maintain the scale of neighboring houses. A three-story house surrounded by two-story houses is inappropriate unless site conditions warrant it.

Houses should front the street. When site conditions prevent this, architectural treatments can achieve the same effect.

Build front porches which run the length of the facade. These are a consistent feature on older buildings and should be considered for new construction.

New housing should be consistent with neighboring roof shapes. Where gable roofs

predominant, for example, the pattern should be repeated. This is especially important where buildings are located back from the road.

(c) Commercial Development Guidelines

Site Planning:

The commercial development along Hanover Pike usually comprises small village clusters or isolated single uses. The village clusters include Arcadia, Boring, Fowblesburg, and Woodensburg, and examples of singular uses include Sportsman's Hall, Spring Hill

Farms, and Reisterstown Lumber. Development has not been rapid but uses have either changed or extended into vacant or under-utilized parcels. The existing commercial zoning -- B.L., B.R., B.M. -- is not appropriate for rural areas and use of the C.R. district or R.C.C. zone will help maintain the area's rural character. In addition, the following guidelines are recommended.

Present a residential atmosphere with new building compatible in size and scale with existing buildings.

Building fronts should face the street. The area's buildings are characterized by their linear appearance with nearly every building front facing the street. Although this may not be possible on every site, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.

Buildings should be located on lots in a manner consistent with adjoining uses.

Circulation:

- ☐ Proposed streets should contribute to the existing street pattern.
- ☐ New streets and development should enhance or expand the existing network.
- ☐ An existing grid pattern, should be continued.

Open Space:

Create functional public spaces. The location of developments in commercial areas will determine the type of public space to be provided. Generally, projects should be designed to contribute to the existing formal and informal public spaces. In the Hanover Pike area, commercial areas are quite small and not targeted for expansion. Any new development, therefore, will have an impact on the existing development and visual environment. Adequate streetscape and open spaces that contribute to the villages should be provided.

Maintain the openness of the area's rural atmosphere. The small open spaces used in parking areas or around buildings should be designed to break up parking areas, provide visual access to the surrounding countryside, and establish proper relationships between buildings. Small areas for resting or sitting should be located to complement the existing development.

Ingress and egress should enhance the existing community and not create conflicts along Hanover Pike. Most commercial-zoned land has direct access to Hanover Pike, and these points should be limited or shared where practical. Hanover Pike is relatively unrestricted with free flowing and faster moving traffic. Widths should be adequate to handle the projected traffic and not over designed at maximum specifications.

Building:

Size, massing, and setbacks should be appropriate for a rural area. The intensity of commercial zoning in the study area varies considerably. While appropriate for urban areas, many of these zones do not adequately address the character of rural development. Placing a C.R. district on this area's commercial zones would ensure that new development is compatible with existing buildings.

Structures should be limited to two stories or less. Building height in the C.R. district is restricted to 30 feet. In R.O. zones, buildings are restricted to 35 feet. Existing building heights are generally one and two stories in the corridor and new construction should be limited in similar fashion.

- ☐ Exterior materials should be natural in appearance. Wood, wood siding, stone, brick, and stucco should be the preferred materials. Second choices should include vinyl or aluminum siding that simulates wood siding.
- ☐ Colors should be compatible with the rural atmosphere and/or typical of the period from which the architectural style was developed.
- ☐ Mechanical systems, such as antennas and other equipment, should be installed where they will not be visually obtrusive.
- ☐ Dumpsters should be located at the rear or side of the site and must be screened.
- ☐ Architecture should blend into the community reflect stylistic features and roof configurations of surrounding development.

Landscaping:

Provide street trees. Hanover Pike can be characterized as alternating between tree-lined and open views. Appropriate street trees should be provided in areas that need to be screened.

- ☐ Preserve existing significant trees. Review proposals for new buildings to encourage the preservation and protection of existing trees and vegetation of significant value.
- ☐ Enhance existing views or vistas. Landscaping should be placed to avoid obstructing views or vistas. Planting can enhance or frame views to create a more dramatic appearance.

Additional guidelines. In addition to complying with the Baltimore County Landscape Manual, all projects should follow guidelines addressing utilities, safety and security, and maintenance. Landscape plans must consider existing and planned utilities through careful selection of plant species and planting locations.

To promote safety and security, low shrubbery should be used under windows, around doorways, and as borders between parking areas and roadways. All such plantings should be maintained to prevent safety hazards. Also, all landscaping should be maintained according to good horticulture practices.

(d) Design Guidelines For Lighting and Signs

Signs and lighting should be compatible with the rural area. The business zones (B.L., B.R., and B.M.) are permissive regarding the provision and design of signs.

The C.R. district regulations provide for strict controls on signs and lighting (B.C.Z.R. 259.3.C.7). These include a limit of one stationary attached sign that projects no more than six inches from the building with a surface area not more than eight square feet. There can be one free-standing sign with a surface area of no more than 25 square feet per side. In addition, the sign must be landscaped and the location approved by the director of the Office of Planning and Zoning. No sign can be illuminated unless approved by the zoning commissioner after a special hearing.

Lighting should provide appropriate illumination, ensure property protection and security, and promote and maintain public safety.

Lighting:

- ☐ Signs may be lit only during business hours.
- ☐ All ground-level flood and spot lights should reflect only on signs or points of interest. Light beams may not cross or interfere with any line of vision or sight view of pedestrians and vehicular traffic.
- ☐ Light sources must be covered with reflecting shield and meet safety guidelines as stated under Illumination of Signs.
- ☐ Wattage is addressed under Illumination of Signs.
- ☐ Projecting signs may be illuminated by concealing lighting at top of sign, reflecting down on sign, with a shield covering sources of light.

Free-standing and wall mounted signs may be illuminated by:

- ☐ a. Shielded, safety protected light at ground level - must be stationary, grilled covered and tamper proof. Source must be concealed. Not to exceed 300 watts on any one side;
- ☐ b. Enclosed soft glow internal illumination. Not to exceed 50 candle foot power illumination level - Maximum of 5 amps per unit.
- ☐ No flashing, rotating or moving parts.

Parking Lots Lighting Specifications:

- ☐ Pole lights may not exceed 25 feet.
- ☐ Illumination may not exceed one to two candle feet at most distance point on lot.
- ☐ Illumination must be reduced after business hours or 11 p.m. except to maintain adequate security.

General Lighting:

Particular care and planning must be given to the entire property area to eliminate crime spots and maintain public safety.

Important areas for proper illumination are streets, sidewalks, stairwell, walkways, paths, and parking areas.

Security lighting must be maintained after business hours.

Signs

All signs should reflect Hanover Pike's unique character heritage, provide for pedestrian and traffic safety, and identify public buildings, emergency centers, consumer needs, tourist information, and other points of interest.

Design and Placement of Signs

Types

- ☐ Wall - attached directly to a wall.
- ☐ Projecting - attached to wall and projecting out, usually at a 90° angle.
- ☐ Free-standing - self-supporting, anchored to the ground.

Simplicity

- ☐ Key factor to good design and legibility
- ☐ Bold, easy, recognized symbols and clear, crisp lettering
- ☐ Enhances area

Color

- ☐ Background
- ☐ Contrasting letters
- ☐ Emphasis (borders, motifs, shading for dimensions)

Message

- ☐ Keep simple for rapid comprehension by public
- ☐ Pictures, symbols, and logos add individuality and character

Size

- ☐ Keep in scale with viewer location and speed
- ☐ Scaled to building
- ☐ Blend with architectural design

Material and Construction of Signs

- ☐ Durable and weatherproof.

- ☐ Natural and man-made materials that blend and complement and are attuned to building design.

- ☐ Recognized business items and figures may be used as a sign, e.g., barber pole, a red cross, fire engine, food item, animals, and historically designed items, etc.

Simplicity of Design

- ☐ No more than three different type styles of lettering shall be used on same sign (to avoid cluttered appearance).
- ☐ No more than two different signs per building (attached and projecting).
- ☐ No more than three styles allowed on a multiple use building.
- ☐ One free-standing sign - not to include safety, traffic or public signs.
- ☐ Small enter and exit signs may be used on doors or placed near main roads if traffic patterns warrant.
- ☐ Color must be compatible, in good taste, and complement design of building.

Message

- ☐ Adequately identify service, usage, or activities;
- ☐ Promote safety and comfort for well-being of users from street, road, and highway;
- ☐ Maintain character of surroundings.
- ☐ Size to be kept in scale with building, viewer, location and speed.
- ☐ Wall/individual letters - scaled to building placement space. Not to cover any architectural detail.
- ☐ Multiple use building - two-by-three-foot wall mounts allowed for each user entrance.
- ☐ All free-standing signs and spotlights are to be integrated with plantings and must be set back from road as to not interfere with sight view and right-of-way of pedestrian or motorist.

☐ Free-standing signs not to exceed 25 square feet per side.

☐ Projecting signs - at least 10 feet above pedestrian walkway.

☐ No sign together with supporting frame work shall exceed 10 feet in height above ground level.

☐ Small exit and enter signs at road side not to exceed one foot by two feet.

☐ No letters, symbols or advertising items allowed above building roof line (cornice).

All Others

Temporary signs may remain up to 30 days. Exception may be construction signs, county permits or any government related usage, to be removed when project is completed.

All abandoned or discontinued signs shall be removed from premises within 30 days by owner.

Special events may be posted up to 30 days ahead of event and removed at closing of event.

Window to remain free of signs except for temporary signs - blocking no more than 1/3 (one-third) of surface. Temporary signs to remain posted no longer than 30 days excluding small open and closed signs.

Small, low profile signs with business hours and credit card acceptance may be inconspicuously posted on door or window.

Non-conforming signs (existing before regulation) shall conform with current standards when replacing, painting, or major repairs are needed.

Prohibited Signs

Billboards or flashing light signs

Portable or trailer type.

Streamers, pennants, ribbons, spinners, etc., only on a limited basis for special announcements, advertising, or events no longer than 30 days in any 12 month period.

String lights only as part of holiday celebration.

No sign except for traffic, regulatory, or information signs shall use the words "STOP", "CAUTION", OR "DANGER", none shall incorporate red, amber or green lights resembling traffic signals or resembling stop or yield signs in shape or color.

No sign that constitutes a hazard to pedestrian or vehicular traffic because of intensity or direction of illumination.

All signs shall be kept in a state of good repair and maintenance.

Permits and fees are according to county requirements.